



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
January 26, 2010**

The Planning Commission convened in a regular meeting on January 26, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

**Dave Sullivan – Chair
Dave Anderson
Danette Chimenti
Mandy Dealey
Benjamin DeLeon
Saundra Kirk
Jay Reddy
Clint Small
Kathryne Tovo**

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from January 12, 2010.

The motion to approve the minutes from January 12, 2010; were approved on the Consent Agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 9-0.

C. PUBLIC HEARINGS

- 1. Master Plan: MP-2009-0001 - East Riverside Corridor Master Plan**
 - Location: East Riverside / Oltorf Combined and Montopolis NPA
 - Owner/Applicant: City of Austin - Planning and Development Review Dept.
 - Request: Adopt the East Riverside Corridor Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff.
 - Staff Rec.: **Recommended**
 - Staff: Erica Leak, 974-2856, erica.leak@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to February 9, 2010 by the request of staff; was approved on the Consent Agenda by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 9-0.

- 2. Code Amendment: C20-2009-013 - Reclassification of East Riverside Drive between Pleasant Valley Rd. and Hwy. 71 as a Core Transit Corridor**
 - Location: East Riverside / Oltorf Combined and Montopolis NPA
 - Owner/Applicant: City of Austin - Planning and Development Review Dept.
 - Request: Approve an amendment to the Land Development Coded (LDC) Chapter 25-2 Subchapter E: Design Standards and Mixed used to reclassify East Riverside Drive between Pleasant Valley Road and Highway 71 from an Urban Roadway to a Core Transit Corridor.
 - Staff Rec.: **Recommended**
 - Staff: Erica Leak, 974-2856, erica.leak@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to February 9, 2010 by the request of staff; was approved on the Consent Agenda by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 9-0.

- 3. Rezoning: C14-2009-0148 - Spaces 2**
 - Location: 2525 South Lamar Boulevard, West Bouldin Creek Watershed, South Lamar Combined NPA
 - Owner/Applicant: Thomas Reed
 - Agent: Jim Bennett Consulting (Jim Bennett)
 - Request: LO-MU-CO to GO-MU-CO
 - Staff Rec.: **Not Recommended**
 - Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The item was withdrawn; no action required by the Commission.

- 4. Rezoning: C14-2009-0155 - Villa Court**
 Location: 3505 Villa Court, West Bouldin Creek Watershed, Galindo NPA
 Owner/Applicant: 11 NCREO, LLC (Jadon Newman)
 Agent: PSW Real Estate, LLC (Ryan Diepenbrock)
 Request: SF-3 to SF-6-CO
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for SF-6-CO zoning; was approved on the Consent Agenda by Commissioner Clint Small’s motion, Commissioner Mandy Dealey second the motion on a vote of 9-0.

- 5. Site Plan - Conditional Use Permit and Variance Request: SPC-2009-0331A - TNT-Taco Tequila (Late Hours Permit)**
 Location: 507 Pressler, Suite 400, Lady Bird Lake Watershed, Old West Austin NPA
 Owner/Applicant: Mesa SW Austin, LLC (James Baron)
 Agent: Custom Restaurant Development (David Pencsak)
 Request: Approval of a conditional use permit for a late hours permit and approval of a variance from § 25-5-146(B)(2) - A parking area for a cocktail lounge or a restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement at the time of site plan approval.
 Staff Rec.: **Recommended with conditions**
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
 Sangeeta Jain, 974-2219, sangeeta.jain@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to February 9, 2010 by the request of the applicant; was approved on the Consent Agenda by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 9-0.

- 6. Site Plan - Extension Request:** **SPC-2007-0439C(XT2) - Western Oaks Retail Center**
- Location: 4625 W. William Cannon, Williamson Creek (BSZ) Watershed, East Oak Hill NPA
- Owner/Applicant: AVG-Austin, LP (Doug Jaquay)
- Agent: Land Strategies, Inc. (Paul Linehan)
- Request: Approval of a four-year extension to a previously approved and administratively-extended site plan
- Staff Rec.: **Recommended**
- Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to February 9, 2010 by the request of the Planning Commission; was approved by Commissioner Dave Anderson’s motion, Commissioner Danette Chimenti second the motion on a vote of 9-0.

*Public hearing was closed.

- 7. Site Plan Conditional Use Permit:** **SPC-2009-0303CS - East Side Inn**
- Location: 1609 E Cesar Chaves St, Town Lake Watershed, East Cesar Chavez NPA
- Owner/Applicant: George Reynolds and Kathy Setzer
- Request: To approve a Conditional Use Permit for a change of use from single-family residential to Hotel-Motel, which is a conditional use for this CS-MU-CO-NP lot according to the neighborhood plan.
- Staff Rec.: **Recommended**
- Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation to approve a conditional use permit; was approved by Commissioner Jay Reddy’s motion, Commissioner Mandy Dealey second the motion on a vote of 9-0.

- 8. Final with Preliminary:** **C8-2009-0112.1A.SH - 1126 Tillery & 271ll Goodwin Ave.**
- Location: Boggy Creek Watershed, Rosewood NPA
- Owner/Applicant: Guadalupe Neighborhood Development Corp. (Mark Rodgers)
- Agent: Jones & Carter, Inc. (Fayez Kazi)
- Request: Approval of the Guadalupe-Saldana Netzero Subdivision composed of 31 lots on 11.016 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 9. Final Plat: C8-2010-0001.0A - Banister Heights, Resub of the South 1/2 of Lot 19**
- Location: 1308 Morgan Ln, W Bouldin Creek Watershed
Owner/Applicant: Banister Morgan LLC (Simon Studd)
Agent: Banister Morgan LLC (Simon Studd)
Request: Approval of the Banister Heights, Resub of the South 1/2 of Lot 19 composed of 3 lots on .49 acres
Staff Rec.: **Disapproval**
Staff: Final Plat,
Planning and Development Review Department

Items #8-9;

The motion to disapprove items #8-9; was approved on the Consent Agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 9-0.

D. NEW BUSINESS

Request made by Commissioner Sandra Kirk to have an update on the St.John's/Coronado Hills Plan.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 7:36 p.m.